



EAST IMPERIAL HIGHWAY

3645

LYNWOOD | CA

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## INVESTMENT CONTACTS

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This offering is being distributed by DAUM Commercial Real Estate Services to a select group of Investors and Buyers. By taking receipt and possession of the Offering Memorandum, the prospective registered investor has agreed to treat and utilize the information and data contained in this document in strict confidence.



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## THE OFFERING

DAUM Commercial is pleased to present 3645 E. Imperial Hwy., a retail property in the heart of Lynwood, California. Located just off of the intersection of Martin Luther King Jr. Blvd and E. Imperial Hwy., the asset includes 9,802 SF of building area, spread between two floors, sitting on a total lot size of 37,883 SF. The lot is legally described as lots 6,7,8,9 and 10 of Tract No. 16747, along with a 9/20ths interest in Lot 11 of Tract 16747 (APNs: 6191-012-018; 6191-012-019; 6191-012-020; 6191-012-021), and is currently occupied by two tenants: U.S. Bank and SEIU Union.



U.S. Bank has the highest credit rating (A+/A1) of any bank in the United States

## PRIME RETAIL

LOCATION

## LEASE

FEE SIMPLE NNN



±9,802  
AVAILABLE SF



±38,000 SF  
LOT SIZE



OPPORTUNITY  
ZONE



\$2.35 MILLION  
ASSUMABLE LOAN



4.8%  
CAP RATE

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\$274,000

NET OPERATING INCOME

4.8%

CAP RATE

\$5,750,000

ASKING PRICE



## ZONING

The property's zoning is classified as LYCB1 (Lynwood "Controlled Business" 1). Typical uses permitted with this zoning are professional and medical office, although restaurants, cafes, retail shops, and daycare centers are also common. Other permitted uses include art supply stores, auditoriums, appliance sales, antique sales, clothing sales, an athletic or health club, employment agency, financial institution, etc.

## FINANCIALS & LEASE DETAILS

DAUM is offering this as investment-sale, e.g., a way to buy into a stable stream of income generated by two tenants.

Net operating income on this property has been calculated at \$274,000 a year, and a capitalization rate of 4.8% has been arrived at. The quotient of the two yields a sale price of \$5,750,000. There is also an assumable loan of approximately \$2.35 million.

## TENANT US BANK



U.S. Bank is listed as the 7th largest bank in the United States, with approximately 72,400 employees. A renowned and well-established financial services institution, total net revenue in 2018 was \$22,637,000,000, and ratings by professional rating agencies such as Moody's, Fitch, and S&P are A-Grade and above. U.S. Bank has roughly 4.5 years left remaining on their current lease, plus one 5-year option.

## SEIU

The Service Employees International Union was created for the purpose of uniting education workers. As of August 2018, SEIU is on a month-to-month lease.





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Rent Schedule	
Total RBA	9,802
U.S. Bank SF	7,784
SEIU SF	2,018
Years Remaining on U.S. Bank Lease Term	4.5
Options	1- Five (5) Year Options at Fair Market Value Rent

U.S. Bank Rent Schedule			
Dates	Rent PSF	Monthly Rent	Annual Rent
July 1, 2016 To June 30, 2021	\$2.68	\$20,832.97	\$249,996
July 1, 2021 To June 30, 2026	\$2.81	\$21,876.61	\$262,519
SEIU Rent Schedule			
As of August 2018 Tenant is M-T-M	Rent PSF	Monthly Rent	Annual Rent
	\$1.00	\$2,018	\$24,216
	Rent PSF	Monthly	Annual
Current Rental Income	\$2.33	\$22,850.97	\$274,212

# REASONS TO INVEST

- Approximately 4.5 Years Remaining on Lease Term | Plus One Option
- Front and Center Downtown Location
- Located in the New Opportunity Zone
- Approximately 9,802 SF on approximately 38,000 SF of Land
- Assumable Loan \$2.35 Million
- The property is leased to U.S. Bank, the 5th largest financial institution in the United States. In 2015 U.S. Bank reported revenues exceeding \$22.6 Billion and \$467 Billion in assets
- Over 956,000 people with an average household income of \$55,000 within a 5 mile radius
- Traffic counts of over 31,800 vehicles per day in front of the property



## 3645 E. Imperial Hwy, Lynwood, CA

<b>Product Type</b>	Retail
<b>Total Square Feet</b>	9,802
<b>Parking</b>	55 spaces, 5.6/1000 SF
<b>Occupancy</b>	100%
<b>Year Built</b>	1969
<b>Ownership</b>	Private
<b>Frontage</b>	125' on E Imperial Hwy (with 7 curb cuts)
<b>APN</b>	6191-012-018, 6191-012-019, 6191-012-020, 9/20th of 6191-012-021
<b>Access</b>	Off of E. Imperial Hwy & Norton Ave.
<b>Ownership Rights</b>	Fee Simple Interest (land and building) subject to a lease agreement with one 5 year option to renew
<b>Tenancy</b>	Leased & Occupied by U.S. Bank retail bank branch and SEUI Local 99 Union front office
<b>Zoning</b>	LYCB1*







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COMMERCIAL REAL ESTATE SERVICES

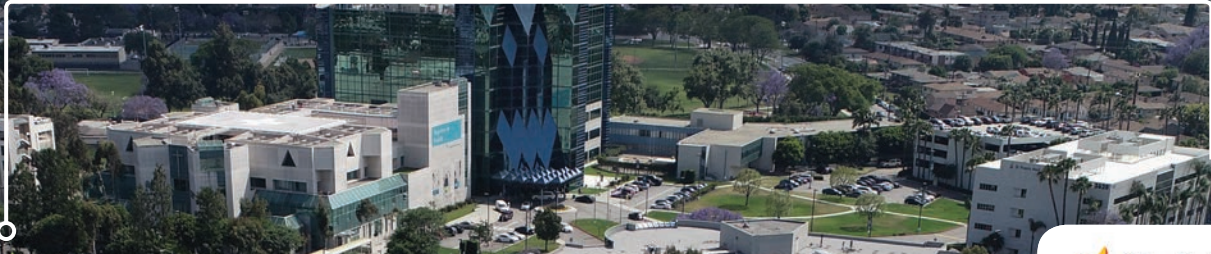
PROPERTY PHOTOS



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St. Francis Medical Center



Birch Street



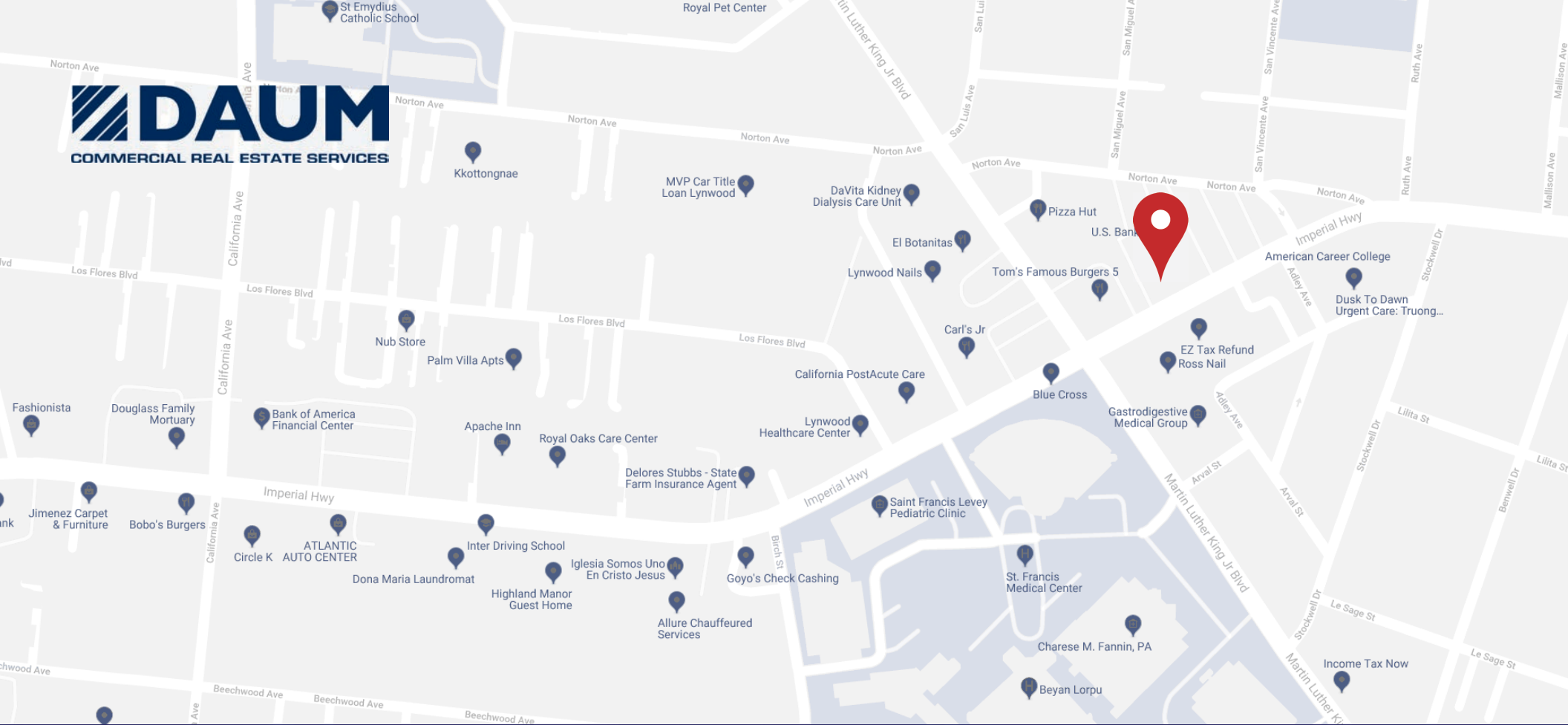
E. Imperial Hwy.

Norton Ave.

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Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Dist from Subject
Imperial Hwy	Birch St	0.05 E	29,628	0.22
California Ave	Sanborn Ave	0.02 S	7,262	0.43
Long Beach Blvd	Norton Ave	0.03 S	34,794	0.59
Imperial Hwy	Peach St	0.02 W	28,134	0.6
Cornish Ave	Imperial Hwy	0.10 S	1,271	0.61
Otis St	Michigan Ave	0.03 S	10,095	0.69
California Ave	Michigan Ave	0.04 N	14,537	0.72
I- 105	Bullis Rd	0.03 NW	222,764	0.72
Imperial Hwy	Jackson Ave	0.03 W	34,989	0.79
Alexander Ave	Michigan Ave	0.09 S	5,796	0.81

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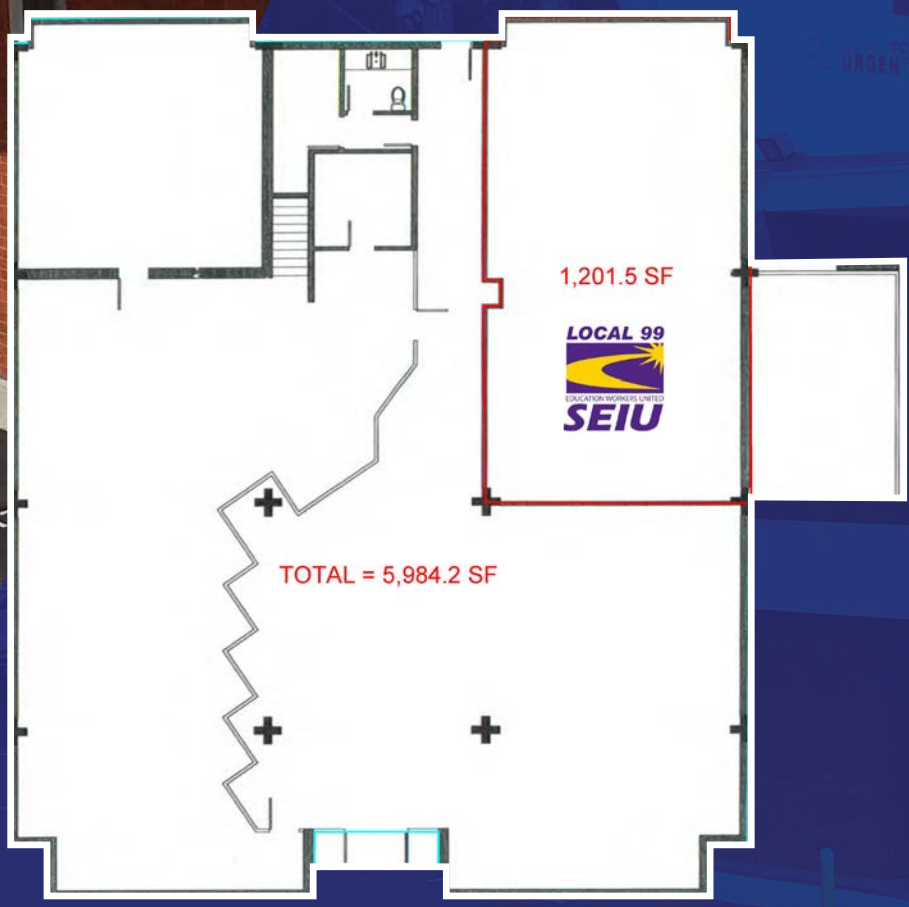
PROPERTY AERIAL

RETRO

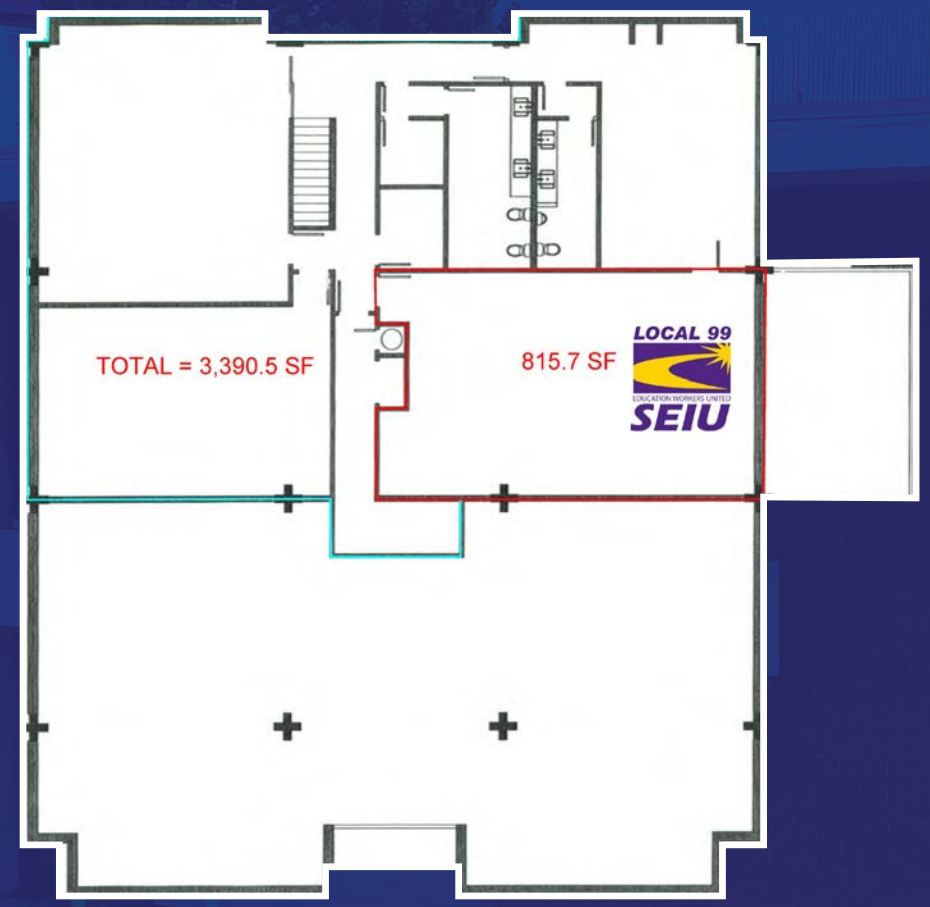


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FIRST FLOOR



SECOND FLOOR

## FLOOR PLAN

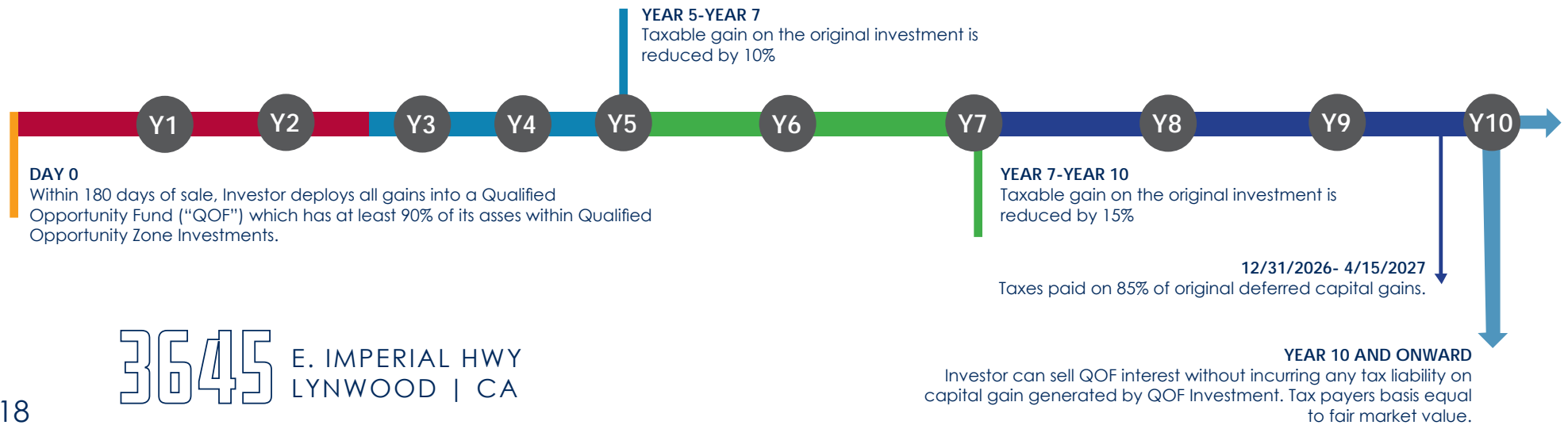








## OPPORTUNITY ZONE INVESTMENT HOLD TIMELINE + BENEFITS



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I-105 Freeway  
1.2 miles



I-710 Freeway  
1.73 miles



Daugherty Field Airport  
11.2 miles

Los Angeles International Airport  
13.7 miles

Bob Hope Airport  
28.7 miles

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2010 Census	51,514	400,171	947,158
2019 Estimate	51,963	401,819	956,520
2024 Projection	52,359	404,517	963,964
Growth 2010-2019	0.87%	0.41%	0.99%
Growth 2019-2024	0.76%	0.67%	0.78%

	1 Mile	3 Mile	5 Mile
<b>Households:</b>			
2010 Census	11,576	92,716	233,207
2019 Estimate	11,742	93,369	235,392
2024 Projection	11,846	94,061	237,236
Growth 2010 - 2019	1.43%	0.70%	0.94%
Growth 2019 - 2024	0.89%	0.74%	0.78%
Owner Occupied	48%	42%	42%
Renter Occupied	52%	58%	58%

<b>2019 Avg Household Income</b>	\$60,696	\$57,449	\$58,854
<b>2019 Med Household Income</b>	\$48,700	\$44,742	\$45,135

<b>2019 Households by Household Inc:</b>	1 Mile	3 Mile	5 Mile
<\$25,000	21%	27%	27%
\$25,000 - \$50,000	30%	29%	28%
\$50,000 - \$75,000	21%	18%	18%
\$75,000 - \$100,000	12%	12%	13%
\$100,000 - \$125,000	8%	7%	7%
\$125,000 - \$150,000	3%	3%	4%
\$150,000 - \$200,000	3%	3%	3%
\$200,000+	1%	1%	2%



us bar

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